

\$349,900 - 7312 83 Avenue, Edmonton

MLS® #E4445077

\$349,900

3 Bedroom, 1.00 Bathroom, 1,062 sqft
Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Good bones, great potential and many upgrades to give you a head start. Perfect for the first time buyer or investor. Nestled on a quiet street is this 3 bedroom bungalow half duplex. Bring your creative ideas and designer instincts and feel good knowing you don't have to worry about the furnace ('21), hot water on demand ('21), A/C ('21), shingles ('23) or main floor windows! Lots of natural light and vaulted ceilings. Partially outfitted for handicap access. Gas line goes to the garage if you want to install a heater. Excellent parking with room for an RV. Close to shopping, schools, transportation and Whyte ave.

Built in 1963

Essential Information

MLS® #	E4445077
Price	\$349,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,062
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow



Status	Active
--------	--------

Community Information

Address	7312 83 Avenue
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0G6

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Hot Water Tankless, No Animal Home, No Smoking Home, R.V. Storage, Vaulted Ceiling, Vacuum System-Roughed-In
Parking Spaces	5
Parking	Single Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 28th, 2025
Days on Market	7
Zoning	Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 9:17am MDT